



Town of Uxbridge  
**Zoning Board of Appeals**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278.8603

**AGENDA**

The Uxbridge Zoning Board of Appeals will hold a regular meeting on Wednesday, November 1, 2006, at 7:00 PM in the B.O.S. Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA 01569.

**PUBLIC HEARING(S) NEW**

**FY07-11:** The applicants / owners of record, David R. and Cheryl E. Morin, are seeking, in the Agricultural Zone, to create two lots located at 101 Aldrich St., Uxbridge, MA, on what is now known as Town of Uxbridge Assessor's Map 45, Parcel 0968, Worcester District Registry of Deeds' Bk. 18285, Pg. 216, and are further seeking a Frontage Variance of 160.10 ft. from the 300 ft. Frontage requirement on Lot 1 (5.52 acres) and a Frontage Variance of 192.72 ft. from the 300 ft. Frontage requirement on Lot 2 (9.98 acres), in order to construct two dwellings on a +/- 15 acre parcel which lacks requisite Frontage of 300 ft.

**CONTINUED / NEW / OTHER BUSINESS**

**New Business:**

**FY07-07:** The applicant, MKR Investments, Inc., and the owner of record, John W. Cnossen, are seeking, in the Industrial Zone, a Finding of Similar Use, in order to obtain a building permit to construct a 62.5 ft. x 42 ft., 3-bay car wash and equipment room, said car wash not a permitted use in that Zone without ZBA authorization, on a parcel located at 454 Quaker Highway, Uxbridge, MA, Town of Uxbridge Assessor's Map 40, Parcel 3681, Worcester County Registry of Deeds' Bk. 13306, Deed Pg. 115.

**FY07-08:** The applicants / owners of record, James and Linda Braney, are seeking, in the Agricultural Zone, a Determination of a Pre-existing, Non-conforming Lot, in order to obtain a building permit to construct a laundry room, bathroom with full basement off the back of their existing house (size 14 ft. x 16 ft.), on a parcel located at 776 Hartford Ave. West, Uxbridge, MA, Town of Uxbridge Assessor's Map 21, Parcel 1465, Worcester County District Registry of Deeds' Bk. 06847, Pg. 325, because said parcel does not meet the minimum area and frontage requirements for that Zone.

**FY07-09:** The applicant / owner of record, Holly Haller, is seeking, in the Flood Plain, a Determination, in order to obtain a building permit to construct a deck off her existing addition and a screened porch off the back, on a parcel located at 107 Old Millville Rd., Uxbridge, MA, Town of Uxbridge Assessor's Map 35, Parcel 4748, Worcester County District Registry of Deeds' Bk. 17845, Pg. 020, because said parcel is located in the Flood Plain.

**FY07-10:** The applicants / owners of record, David and Diane Siden, are seeking, in the Agricultural Zone, a Determination of a Pre-existing, Non-conforming Lot, in order to obtain a building permit to construct a 16 ft. x 26 ft. family room off the right side of their existing house on a parcel located at 301 Aldrich St., Uxbridge, MA, Town of Uxbridge Assessor's Map 49, Parcel 0523, Worcester County District Registry of Deeds' Bk. 12429, Pg. 079, because said parcel does not meet the minimum area and frontage requirements for that Zone.

- Discussion of 2002 ZBA Letter to the Building Inspector regarding referrals to the ZBA
- Discussion on M.G.L. C. 40 S. 6 re: Matters Being Referred to the ZBA
- Discussion on the Zoning Act and the Hardship Criteria
- Vote to Accept and Endorse 09/06/06 ZBA Meeting Minutes
- Vote to Accept and Endorse 10/04/06 ZBA Meeting Minutes
- Review and Sign Invoices, if any
- Review Mail

Respectfully submitted,

Ernie Esposito, Chairman  
Uxbridge Zoning Board of Appeals